



Pub Name: Three Fiddles

Location: Guisborough

Scope of Works

Area	Works to be completed
External	• Full external redecoration to all painted masonry, joinery and fencing • New signage and lighting • Complete all necessary pre-decoration repairs • Overhaul existing flat roofs • Overhaul and redecorate the existing pergola • Tidy and cut back soft landscaping in the rear garden • Install new festoon lighting to the rear garden pergola • New external furniture
Trade Area – Generally	• Sand and repolish existing timber floors • New carpets, LVT flooring and entrance matting • Complete internal redecoration throughout • Reupholster existing fixed seating • New machine position and timber drinks shelf • New timber cladding with illuminated darts surround • New timber cladding to the central chimney feature • New timber screen and drinks shelf • Upgrade lighting, with new fittings where required • New internal signage • Overhaul existing intruder alarm and CCTV systems • New pictures and poster frames • New TVs and background music system • New TV positions with all associated services • Refurbish existing loose furniture and top up with new items
Male Toilets	• Replaster ceilings • New cistern and sparge pipes • New vanity unit and taps

	• Redecorate previously painted surfaces • Clean and polish existing wall tiling
Female Toilets	• New dado-height wall cladding • New vanity unit top • Complete redecoration of previously painted surfaces • Industrial clean of existing vinyl flooring
Bar Servery	• Strip and repolish front and backfitting tops • Re-merchandise existing backfitting • New tills and coffee machine • New single bottle cooler • Service existing glass washer and ice maker
Kitchen	• Cap off existing services • Strip out existing equipment
Cellar	• New partitions to create an office • Redecorate cellar
Private Accommodation	• Redecorate throughout • New carpets to two bedrooms, lounge and corridor • New kitchen flooring and new white goods • New vinyl flooring to the bathroom

Summary

This Invest for Success scheme is designed to enhance the pub's trading potential through targeted capital investment. The work focuses on improving the customer experience, operational efficiency and long-term sustainability of the business.

Applicants should be aware that all refurbishments are subject to final board approval, which will be determined as part of the leasing process.